

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

- 46.8%

Change in
New Listings

- 25.0%

Change in
Closed Sales

+ 1.0%

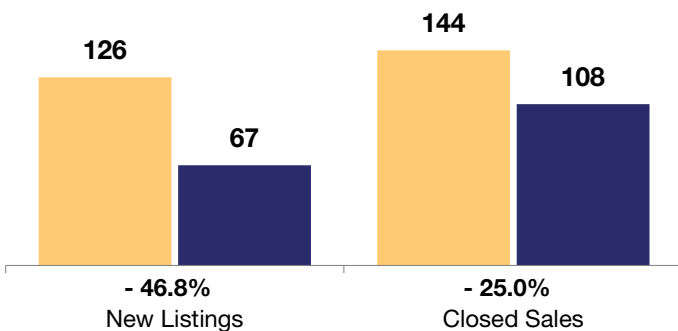
Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	126	67	- 46.8%	1,589	1,487	- 6.4%
Closed Sales	144	108	- 25.0%	1,449	1,199	- 17.3%
Median Sales Price*	\$554,720	\$560,500	+ 1.0%	\$511,505	\$600,500	+ 17.4%
Average Sales Price*	\$589,809	\$660,701	+ 12.0%	\$558,725	\$666,534	+ 19.3%
Total Dollar Volume (in millions)*	\$84.9	\$71.4	- 16.0%	\$809.6	\$798.5	- 1.4%
Percent of Original List Price Received*	102.9%	97.6%	- 5.2%	101.7%	101.8%	+ 0.1%
Percent of List Price Received*	102.4%	98.9%	- 3.4%	101.9%	102.2%	+ 0.3%
Days on Market Until Sale**	9	27	+ 200.0%	25	18	- 28.0%
Housing Affordability Index	68	47	- 30.9%	74	44	- 40.5%
Inventory of Homes for Sale	145	252	+ 73.8%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

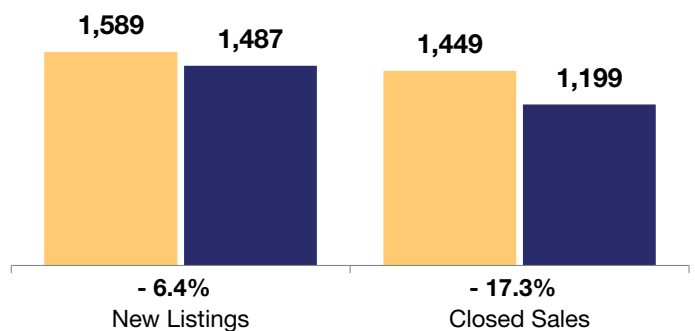
November

2021 2022

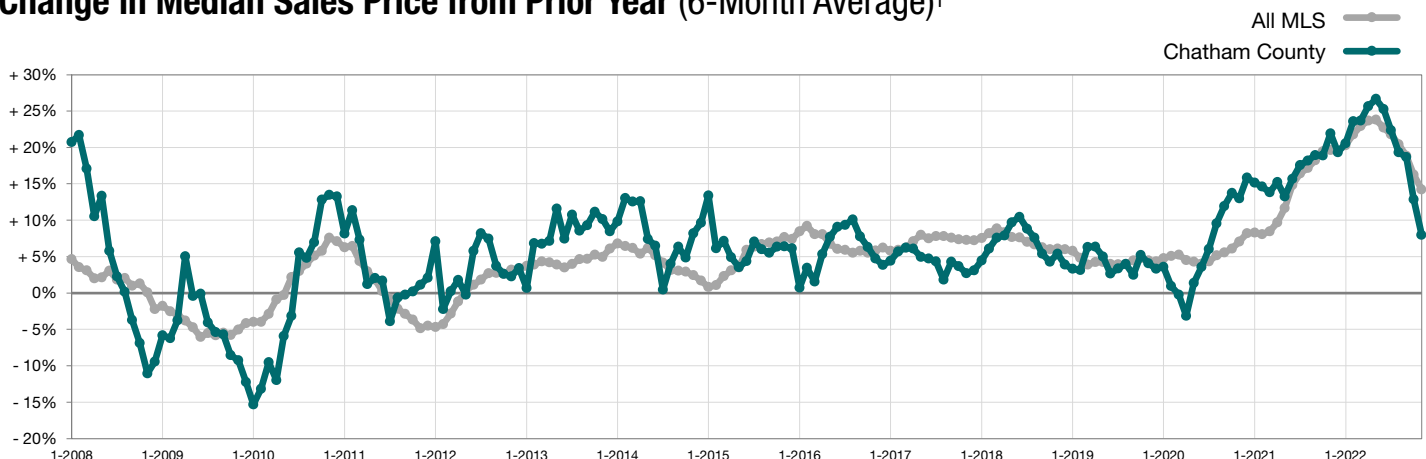


Year to Date

2021 2022



Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period